

Ian MacDonald, of Historic Sign Restoration, presented the application. At the last meeting they proposed installing a solid sign over the front of the glass. Now, they are proposing a hybrid solution. The text would be painted on the interior of the glass and the tea leaf icon would be on a solid sign board hung back three feet from the glass. The existing window spotlight would be redirected to face this sign board.

Commissioner Van Deusen asked if the sign on the door is to be removed. Mr. MacDonald confirmed that it will be eliminated.

Chairman Taylor asked if there were any additional comments or questions. Hearing none, he called for a motion.

Commissioner Van Deusen moved that the Planning Commission Approve the application as submitted and presented with the following condition:

1. The existing sign on the front entry door shall be removed.

Commissioner Hitchcock seconded the motion, which carried with a vote (6-0).

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| Commissioner Manley | Voting | YES |
| Commissioner Turchetti | Voting | YES |
| Commissioner Van Deusen | Voting | YES |
| Commissioner Hitchcock | Voting | YES |
| Commissioner Dorschel | Absent | |
| Vice Chairman Beyer | Voting | YES |
| Chairman Taylor | Voting | YES |

ITEM 04 Application #22-021: 245 South Main Street, VILLAGER RESTAURANT, for a Historic Alteration, to replace awnings.

Todd Tarentello, business owner, presented the application. They are proposing black, metal awnings to replace the deteriorated fabric awnings on the building.

Chairman Taylor asked for more details on the coloring and type of metal proposed for the awnings. Mr. Tarentello described a satin black, standing seam metal.

Chairman Taylor inquired about the plan for the two doorways. Mr. Tarentello said the door on Main Street is a fire exit only. The dome over that door would be eliminated. The doorway that faces south is the main entrance.

Commissioner Van Deusen asked for clarification on the design. Mr. Tarentello described two separate awnings, joined by a peaked, standing seam metal roof over the door on the south side. There will be only one awning over the windows facing Main Street.

Commissioner Manley wanted confirmation that the applicant is seeking approval for only the awnings at this time. Mr. Tarentello said he is seeking approval for the peak over the door also, and plans to return with an application for signage. This would include a sign within the peak.

Commissioner Hitchcock asked when the project would be complete and ready for signage. Mr. Tarentello said the awnings will be installed as soon as weather permits.

Chairman Taylor noted that the project will remain incomplete until the applicant seeks signage approval.

Chairman Taylor asked if there were any additional comments or questions. Hearing none, he called for a motion.

Commissioner Van Deusen moved that the Planning Commission Approve the application as submitted and presented with the following condition:

1. The applicant will return for approval before replacing signage.

Commissioner Hitchcock seconded the motion, which carried with a vote (6-0).

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| Commissioner Manley | Voting | YES |
| Commissioner Turchetti | Voting | YES |
| Commissioner Van Deusen | Voting | YES |
| Commissioner Hitchcock | Voting | YES |
| Commissioner Dorschel | Absent | |
| Vice Chairman Beyer | Voting | YES |
| Chairman Taylor | Voting | YES |

ITEM 05 Application #22-019A: 170 South Main Street, KIX on MAIN, for Historic Alteration to display a wall sign on the south face of the building.

Kim Vakiener, business owner, presented the application. The business name and logo has been installed on the exposed brick, on the south wall of the adjacent building. The property owner of the wall, Jeff Anthony has authorized the application. The logo was installed last summer to enhance the rooftop dining area. It is not visible from the street when the awning is in place.

Chairman Taylor inquired about the removal of the existing metal siding. Ms. Vakiener explained that the siding was in poor condition, unsightly, and she felt it to be unsafe. She found the exposed brick to be a more desirable look. After removing more siding, they discovered a large concrete patched area near the street. They chose to paint their logo over that area, to make it more aesthetically pleasing. They did not realize that it constituted a sign.

Chairman Taylor noted the pre-existence of the patched, concrete area. He also noticed that the exposed brick appears to be in poor condition and asked about maintenance to prevent further deterioration. Ms. Vakiener said it has been restored, where needed, and sealed. This was all done with the permission of the building owner, Jeff Anthony.

Chairman Taylor mentioned that the Zoning Board of Appeals approved an area variance last month to allow the sign in this location. In accordance with the Sign Schedule of the Zoning Ordinance, wall signs are only permitted on walls facing a street or parking lot.

Chairman Taylor asked if there were any additional comments or questions.

Commissioner Hitchcock believes the logo is a nice addition to the concrete patch.

Commissioner Turchetti believes the sign painted on the brick looks better than the existing patch, but feels

it is important not to set a precedent. Ms. Vakiener pointed out that the sign is not painted; it is an applied graphic, and is removable.

Vice Chair Beyer feels approval would not set a precedent because the situation is unique. The sign is not very noticeable, and it is removable.

Chairman Taylor asked if there were any additional comments. Hearing none, he called for a motion.

Commissioner Turchetti moved that the Planning Commission Approve the application as submitted and presented.

Commissioner Van Deusen seconded the motion, which carried with a vote (6-0).

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| Commissioner Manley | Voting | YES |
| Commissioner Turchetti | Voting | YES |
| Commissioner Van Deusen | Voting | YES |
| Commissioner Hitchcock | Voting | YES |
| Commissioner Dorschel | Absent | |
| Vice Chairman Beyer | Voting | YES |
| Chairman Taylor | Voting | YES |

ITEM 06 **(Public Hearing) Application #22-015: 39 Eastern Boulevard (Parkway Plaza), ABUNDANT FLOWERS, for Site Plan Review and Architectural Review to install a seasonal tent.**

Kimberly Krisher, president of the company, presented the application. This proposal is similar to what was approved last year. They would like to operate a flower tent business in a portion of the parking area of Parkway Plaza. They would be selling flowers, vegetables and herbs from under a 30' x 60' pole tent. The proposed dates are April 4th through June 19th. The hours of operation will be 9 am to 6 pm, 7 days per week.

Chairman Taylor opened the Public Hearing. No one was present. Mr. Brown stated that no written comments were received. Chairman Taylor then closed the Public Hearing.

Commissioner Turchetti noted that the parking lot is much busier now that Planet Fitness has opened.

Chairman Taylor said he would prefer to have the tent located in an area with the least amount of parking. Ms. Krisher explained that the location was chosen for its close proximity to a water hook up and where there are no light poles to interfere with the positioning of the tent.

Chairman Taylor inquired about trash removal. Ms. Krisher stated that she does not generate much trash, but she does have an agreement with the owners of Subway to use their dumpster.

Chairman Taylor asked if the applicant plans to have a generator and/or portable toilet. Ms. Krisher stated that she has no plans for either. She has received permission to use the restrooms at Subway, if needed.

Commissioner Van Deusen inquired about signage. Ms. Krisher is planning two portable signs at each entrance to Parkway Plaza. They will be 24" x 36" plastic, corrugated signs, similar to a real estate sign.

Chairman Taylor asked if there were any additional comments or questions. Hearing none, he called for a motion.

Commissioner Van Deusen moved that the Planning Commission Approve the application as submitted and presented with the following conditions:

1. Orientation of the tent shall be north to south.
2. There shall be no more than two signs displayed on the tent.
3. Two temporary portable entrance signs may be displayed from 04/04/2022 – 6/19/2022.
4. The tent shall be placed two parking bays east of last year's location.
5. The approval is effective for one year only.

Commissioner Manley seconded the motion, which carried with a vote (6-0).

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| Commissioner Manley | Voting | YES |
| Commissioner Turchetti | Voting | YES |
| Commissioner Van Deusen | Voting | YES |
| Commissioner Hitchcock | Voting | YES |
| Commissioner Dorschel | Absent | |
| Vice Chairman Beyer | Voting | YES |
| Chairman Taylor | Voting | YES |

ITEM 07 (Public Hearing) Application #21-091A: 811 South Main Street, SEAGER MARINE, for, Site Plan Review and Architectural Review to modify portions of the existing structure to create an eating and drinking establishment with outdoor dining. (Modify approval from April 13, 2021)

John Holland, business owner, presented the application. In developing their final plans to convert the boat sales business into a bar and restaurant, they have identified some needed amendments.

The site plan has been modified to include an 8' x 16' dumpster enclosure. It is to be made from 6-foot high, vinyl privacy fence panels and a gate. There is a door added, in the corner, behind the dumpster enclosure. Other additions to the façade include two intake/exhaust grates and an exhaust fan. A new, galvanized metal canopy is to be installed over the entrance. A 4' x 8' primary wall sign will hang over the entrance.

Chairman Taylor opened the Public Hearing. No one came forward. Mr. Brown said no written comments have been received. Chairman Taylor closed the Public Hearing.

Chairman Taylor asked about lighting for the sign. Mr. Holland said the sign will be lit by the pushed-through acrylic letters of the sign. The hours will be consistent with other signs in the area. It will be not be lit past 11 pm.

Chairman Taylor asked for details on the proposed awning above the door. Mr. Holland described a metal canopy, with a classic, vintage, warehouse feel. It will be aluminum or painted gray with soffit lighting.

Commissioner Van Deusen questioned the effect on parking. Mr. Holland explained that they do not expect to lose any parking spaces, except possibly near the storage areas. The public parking area across Lakeshore Drive provides additional parking.

Chairman Taylor asked if there were any additional comments or questions. Hearing none, he called for a motion.

Commissioner Van Deusen moved that the Planning Commission Approve the application as submitted and presented.

Commissioner Hitchcock seconded the motion, which carried with a vote (6-0).

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| Commissioner Manley | Voting | YES |
| Commissioner Turchetti | Voting | YES |
| Commissioner Van Deusen | Voting | YES |
| Commissioner Hitchcock | Voting | YES |
| Commissioner Dorschel | Absent | |
| Vice Chairman Beyer | Voting | YES |
| Chairman Taylor | Voting | YES |

ITEM 08 Application #22-031: 37 South Main Street, ROBERT TAYLOR, for a Historic Alteration, to replace windows.

Robert Taylor presented the application. Steve Klovstad, his contractor, was also present. Mr. Taylor is planning improvements to 37 South Main, under the NYS Main Streets grant. He is proposing to replace 29 double-hung windows that have deteriorated sills, jams, lift systems and caulking. The replacement windows will be energy efficient, metal clad wood windows to match existing openings and profiles. Non-historic storm windows will also be eliminated. The wooden trim and arches will be restored to original.

Mr. Klovstad attested to the extensive deterioration of the existing windows. Several are hollow and have been repaired with Bondo or have had rotted sills that have been replaced with aluminum.

Mr. Taylor submitted a letter stating that the NYS Historic Preservation Office (SHPO) has reviewed the project and has determined that there would be no adverse impact on historic resources provided the new window units match the appearance of the existing historic windows in pane size and configuration, materials glazing, muntin detailing and profile.

Chairman Taylor asked if the arches are to be restored as well. Mr. Taylor said yes. They will be refurbished and restored to original.

Commissioner Van Deusen appreciates the efforts made to keep the historical characteristics of the property. She noted the following findings:

1. All wooden trim and arches will be restored to original.
2. The non-historic storm windows will be eliminated.

Chairman Taylor agreed. The proposed metal-clad over solid wooden windows match the color, texture and visual qualities of the original windows.

Commissioner Manley is in favor of the project. He acknowledged the quality of the work.

Commissioner Hitchcock agreed. He also noted the quality.

Chairman Taylor noted the following findings:

1. The condition of the windows makes repair impractical.
2. All wooden trim and arches will be restored to original.
3. The NYS Historic Preservation Office supports the application.

Chairman Taylor asked if there were any additional comments or questions. Hearing none, he called for a motion.

Vice Chair Beyer moved that the Planning Commission Approve the application as submitted and presented.

Commissioner Turchetti seconded the motion, which carried with a vote (6-0).

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| Commissioner Manley | Voting | YES |
| Commissioner Turchetti | Voting | YES |
| Commissioner Van Deusen | Voting | YES |
| Commissioner Hitchcock | Voting | YES |
| Commissioner Dorschel | Absent | |
| Vice Chairman Beyer | Voting | YES |
| Chairman Taylor | Voting | YES |

ITEM 09 Application #22-064: 88 South Main Street, WILDFLOWERS for a Historic Alteration, to replace the Main Street awning and to install a wall sign on the rear of the building.

Robin Alger, property owner, presented the application. She would like to replace the existing purple awning with a more subdued, black fabric awning. A new wall sign for the rear entrance is also proposed.

Commissioner Hitchcock asked about lighting for the sign on the rear of the building. Ms. Alger said there is an existing light that operates from dusk to dawn.

Chairman Taylor asked if there were any additional comments or questions. Hearing none, he called for a motion.

Commissioner Manley moved that the Planning Commission Approve the application as submitted and presented.

Commissioner Van Deusen seconded the motion, which carried with a vote (6-0).

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| Commissioner Manley | Voting | YES |
| Commissioner Turchetti | Voting | YES |
| Commissioner Van Deusen | Voting | YES |
| Commissioner Hitchcock | Voting | YES |
| Commissioner Dorschel | Absent | |
| Vice Chairman Beyer | Voting | YES |
| Chairman Taylor | Voting | YES |

ITEM 10 **Application #22-066: 230 South Main Street, SIGHTS & SHADES, for a Historic Alteration, to install a wall sign.**

Ian MacDonald, of Historic Sign Restoration, presented the application. The applicant is proposing a wall sign of cut out individual letters with a painted finish. No lighting is proposed.

Commissioner Van Deusen asked if the brick will be penetrated when mounting the individual pieces. Mr. MacDonald said no; they are lightweight and will be attached using a clear construction adhesive, in order to maintain the integrity of the brick.

Chairman Taylor asked if there were any additional comments or questions. Hearing none, he called for a motion.

Commissioner Hitchcock moved that the Planning Commission Approve the application as submitted and presented.

Commissioner Van Deusen seconded the motion, which carried with a vote (6-0).

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| Commissioner Manley | Voting | YES |
| Commissioner Turchetti | Voting | YES |
| Commissioner Van Deusen | Voting | YES |
| Commissioner Hitchcock | Voting | YES |
| Commissioner Dorschel | Absent | |
| Vice Chairman Beyer | Voting | YES |
| Chairman Taylor | Voting | YES |

ITEM 11 **Application #22-067: 238 South Main Street, STALK & STEM, for a Historic Alteration, to install a projecting sign.**

Ian MacDonald, of Historic Sign Restoration, presented the application. The applicant is proposing a projecting sign for better visibility from Main Street. It is to be hung from a decorative bracket. No lighting is proposed. The address numbers will be reflective.

Chairman Taylor asked if there were any comments or questions. Hearing none, he called for a motion.

Commissioner Van Deusen moved that the Planning Commission Approve the application as submitted and presented.

Commissioner Manley seconded the motion, which carried with a vote (6-0)

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| Commissioner Manley | Voting | YES |
| Commissioner Turchetti | Voting | YES |
| Commissioner Van Deusen | Voting | YES |
| Commissioner Hitchcock | Voting | YES |
| Commissioner Dorschel | Absent | |
| Vice Chairman Beyer | Voting | YES |
| Chairman Taylor | Voting | YES |

ADJOURNMENT

Commissioner Hitchcock moved to adjourn the meeting at 8:52. Commissioner Turchetti seconded the motion which carried with a unanimous voice vote (6-0).

Richard Brown
Director of Development & Planning

Stanley Taylor
Planning Commission Chairman